



**Bartlein
& Company, Inc.**
Managers of Real Property

M A Y, 2 0 1 3
EUCALYPTUS GROVE HOMEOWNERS ASSOC.
7600 HOLLISTER - GOLETA

	CURRENT MONTH	% OF BUDGET	YEAR-TO-DATE	% OF BUDGET	ANNUAL BUDGET
BEGINNING BALANCE	5,000.00		3,945.20		
MAINT. FEES/ASSESSMENTS	71,427.76	8.8%	341,868.67	41.9%	816,240.00
LATE FEES	89.86	N/A	446.64	N/A	- 0 -
OTHER INCOME	10.00	N/A	200.00	N/A	- 0 -
TOTAL INCOME	71,527.62	8.8%	342,515.31	42.0%	816,240.00
CLEANING & JANITORIAL	535.00	4.1%	5,260.00	40.5%	13,000.00
ELECTRIC	1,497.91	7.1%	7,776.77	37.0%	21,000.00
LANDSCAPE MAINTENANCE	5,237.00	8.2%	25,881.00	40.4%	64,000.00
LANDSCAPE SUPPLY & EXTRAS	1,500.00	8.8%	10,642.78	62.6%	17,000.00
MANAGEMENT FEES	2,399.00	8.3%	11,995.00	41.7%	28,788.00
PAINTING & DECORATING	- 0 -	0.0%	- 0 -	0.0%	1,000.00
POOL MAINT & SUPPLIES	961.72	6.4%	5,257.60	35.1%	15,000.00
POOL HEATING (GAS)	610.18	7.6%	3,842.13	48.0%	8,000.00
REPAIRS & MAINTENANCE	1,506.26	3.0%	7,167.22	14.3%	50,000.00
RUBBISH REMOVAL	3,646.16	8.1%	18,260.80	40.6%	45,000.00
PATROL/ALARM SERVICES	- 0 -	0.0%	- 0 -	0.0%	2,500.00
SUPPLIES	313.26	5.2%	1,176.72	19.6%	6,000.00
WATER & SEWER	1,008.06	4.0%	7,098.70	28.4%	25,000.00
INSURANCE	4,591.10	4.4%	22,961.50	21.9%	105,000.00
PEST CONTROL	527.33	17.6%	1,813.78	60.5%	3,000.00
PROFESSIONAL FEES	(145.00)	-2.9%	2,080.00	41.6%	5,000.00
TELEPHONE EXPENSE	33.45	5.6%	182.86	30.5%	600.00
MISCELLANEOUS EXPENSE	51.96	1.7%	235.66	7.9%	3,000.00
OPERATING EXPENSES	24,273.39	5.9%	131,632.52	31.9%	412,888.00
RESERVE EXPENDITURES	99,639.82	34.4%	356,502.73	123.2%	289,300.00
TOTAL EXPENDITURES	123,913.21	17.6%	488,135.25	69.5%	702,188.00
CASH FLOW: Income-Expense	(52,385.59)	-45.9%	(145,619.94)	-127.7%	114,052.00
INCOME TAX	- 0 -	0.0%	(1,004.00)	66.9%	(1,500.00)
TRANSFER TO RESERVE	- 0 -	0.0%	(30,316.85)	25.8%	(117,552.00)
TRANSFER FROM RESERVE	50,000.00	N/A	175,610.00	N/A	- 0 -
OTHER TRANSACTIONS	50,000.00	-42.0%	144,289.15	-121.2%	(119,052.00)
CURRENT BALANCE	2,614.41		2,614.41		

BALANCE SHEET
(Unaudited)
EUCALYPTUS GROVES OWNERS' ASSOCIATION

MAY 31, 2013

ASSETS:

Operating Account				\$2,614.41
Savings/Reserves:				
		Rate (%)		
MM	Community West Bank # 1502484	0.50	\$169,950.88	
7/5/13	CDARS/Sovereign Bank # 1015130926	0.10	50,000.00	
7/5/13	CDARS/Sovereign Bank # 1015132872	0.10	100,000.00	
8/22/13	CDARS/Umpqua Bank # 1015310681	0.08	70,000.00	
2/21/13	CDARS/Banco Popular # 1014221049	0.12	0.00	
6/20/13	CDARS/Private Bank & Trust # 1015061428	0.10	200,000.00	
7/18/13	CDARS/Sovereign Bank # 1015179097	0.09	110,000.00	
7/18/13	CDARS/Banco Popular # 1015177493	0.09	100,000.00	
6/6/13	CDARS/Glacier Bank # 1015008551	0.12	170,000.00	
12/19/13	CDARS/Western Alliance # 1014679681	0.25	230,000.00	
1/0/00	Other # -----	0.00	0.00	
1/0/00	Other # -----	0.00	0.00	
1/0/00	Other # -----	0.00	<u>0.00</u>	1,199,950.88
Accounts Receivable:				
Due From Unit Owners				24,928.11
Other Receivables				<u>0.00</u>
				24,928.11

TOTAL ASSETS				\$1,227,493.40
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LIABILITIES:

Accounts Payable	\$0.00
Prepaid Assessments	8,719.60

TOTAL LIABILITIES	8,719.60

FUND BALANCES:	1,218,773.80

TOTAL LIABILITIES & FUND BALANCES	\$1,227,493.40
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Prepared by:



This report was prepared without audit. Balances in savings/reserve accounts are earning interest daily which may be estimated in calculating current balances. Balances in reserve may include funds in transit as of the date of this report.